

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL X-31 IN THE
CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinbefore identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Development Corporation of America has expressed a desire to develop the site by construction of typical, model units proposed for the Infill Housing Program in accordance with the provisions of the Urban Renewal Plan and Authority Policies and Procedures; and

WHEREAS, the U. S. Department of Housing and Urban Development has approved a minimum disposition price of six hundred (\$600) dollars for Parcel X-31;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Development Corporation of America be and hereby is designated as developer for Disposition Parcel X-31 subject to:
 - a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - b. Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.
2. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.
3. That it is hereby determined that Development Corporation of America possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the plans and specifications for the model units to be constructed on said parcel are found acceptable.

5. That the Development Administrator is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Parcel X-31 between the Authority as Seller and Development Corporation of America as Buyer providing for the conveyance by the Authority of Disposition Parcel X-31 in the Charlestown Urban Renewal Area in consideration of six hundred (\$600) dollars, and the buyer's agreement to commence the development of the parcel within thirty (30) days of the date of conveyance and completion within one hundred and eighty (180) days thereafter, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interests of the Authority; and

That the Development Administrator is further authorized to execute and deliver a Deed conveying said property pursuant to such Disposition Agreement; and that the execution and delivery by the Development Administrator of such Agreement and Deed to which a Certificate of this Resolution is attached shall be conclusive evidence that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

May 23, 1968

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: Designation of Developer
Disposition Parcel X-31, Charlestown Urban Renewal Area R-55
Disposition Parcel RD-66, South End Urban Renewal Area R-56

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SUMMARY: This memorandum requests the designation of Development Corporation of America as developer of two small disposition parcels for the construction of model housing units typical of those proposed for the Infill Housing Program.

As indicated in a previous memorandum, some vacant sites proposed for Infill Housing are small urban renewal disposition parcels.

Among these disposition parcels, two in Authority ownership have been selected which would be suitable for the construction of typical model units proposed for the Infill Housing Program.

The first is Disposition Parcel X-31. It is located at the corner of Elm and Hancock Streets in the Charlestown Urban Renewal Area and contains approximately 4,142 square feet.

The second is Disposition Parcel RD-66. It contains approximately 2,380 square feet and is located at 14-16 East Springfield Street in the South End Urban Renewal Area.

Development Corporation of America has submitted a proposal to develop these two small parcels with model housing units typical of those proposed for the Infill Housing Program. The plans and specifications for the model or prototype structures proposed for these two sites have been reviewed and found acceptable by the Department of Urban Design. The expeditious construction of these units will give physical evidence of feasibility and have added impetus to the entire Infill Housing Program.

It is therefore recommended that the Authority designate Development Corporation of America as redeveloper of Disposition Parcels X-31 and RD-66 in the Charlestown and South End Urban Renewal Areas respectively.

Two appropriate Resolutions, each pertaining to a separate Urban Renewal Area, are attached.

Attachments

